



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-165 – VACATION OF EASEMENT
Applicant	TWM, Inc.
Property Address	900 NW Ward Rd and 1131 NW Innovation Pkwy
Planning Commission Date	August 13, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Legal Description and Exhibit – Easement #1, signed and sealed July 11, 2026 – 3 pages
Legal Description and Exhibit – Easement #2, signed and sealed July 11, 2026 – 4 pages
Legal Description and Exhibit – Easement #3, signed and sealed July 11, 2026 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	TWM, Inc./Applicant
Applicant's Representative	John V. Huss, P.E.
Property Owner	Townsend Summit, LLC
Location of Property	900 NW Ward Rd and 1131 NW Innovations Pkwy
Size of Property	10.1 acres (439,897 sq. ft.) – 900 NW Ward Rd 9.6 acres (419,540 sq. ft.) – 1131 NW Innovation Pkwy ±19.7 total acres (859,437 sq. ft.)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Activity Center - Summit
Procedure	The Planning Commission makes a recommendation to the City Council on the vacation of easement. The City Council takes final action on the vacation of easement in the form of an ordinance. Duration of Validity: Approval of the vacation of easement does not expire unless stated in the approval.

Current Land Use
The subject properties are two undeveloped lots on either side of NW Ward Rd on the east side of the Summit Technology campus area. The properties are platted as Summit Fair, Lot 10A (900 NW Ward Rd) and Summit Innovation Center, 1 st Plat, Lot 2 (1131 NW Innovations Pkwy).

Description of Applicant's Request
The applicant requests to vacate three (3) separate public utility easements that are not needed and serve no public purpose for the future development of the two affected lots. Access from the affected lots to public water, sanitary sewer and stormwater sewer infrastructure to accommodate future development is provided by other existing easements in the area. Easement #1 is a 20'-wide easement that runs diagonal through a portion of the property addressed 900 NW Ward Rd.

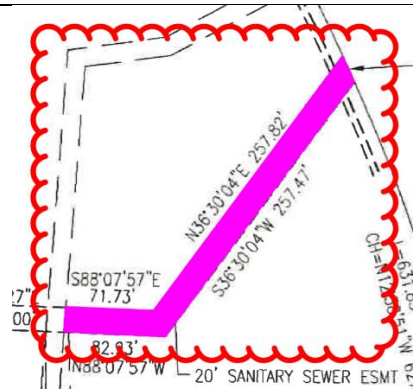


Figure 1 - Easement #1 boundaries in magenta.

Easement #2 is a 20'-wide easement that runs north-south along the west boundary of the property addressed 900 NW Ward Rd.

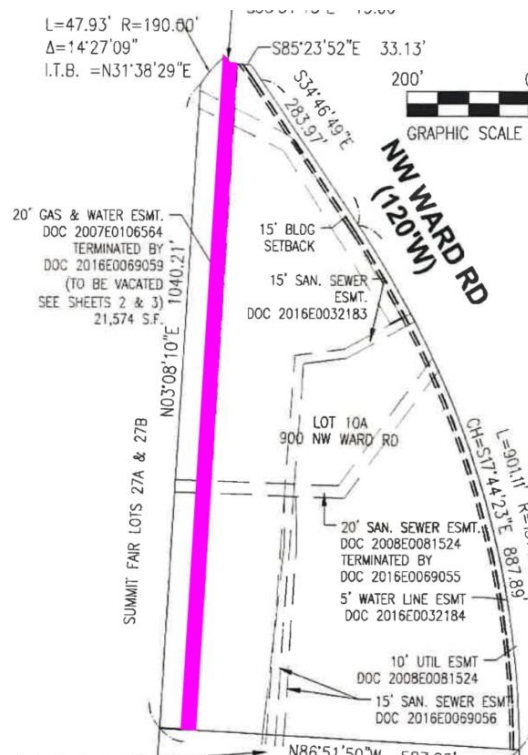


Figure 2 - Easement #2 boundaries in magenta.

Easement #3 is a 20'-wide easement that runs mostly north-south through a portion of the property addressed 1131 NW Innovation Pkwy.

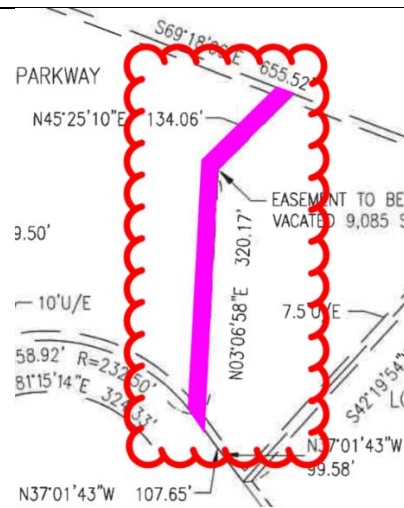


Figure 3 - Easement #3 boundaries in magenta.

2. Land Use

Description and Character of Surrounding Area

The subject sites are located at the easternmost limits of the Summit Technology campus area, generally situated at the intersection of NW Ward Rd and NW Tudor Rd. The surrounding area is characterized by a mix of multi-family residential, commercial and industrial uses along NW Ward Rd.



Figure 4 - 900 NW Ward Rd outlined in red. 1131 NW Innovation Pkwy outlined in green. Three (3) subject easements dashed in yellow.

Adjacent Land Uses and Zoning

North:	Hotel and undeveloped lots / PMIX (Planned Mixed Use)
South:	Multi-family residential and commercial / PMIX
East:	Undeveloped lots and industrial / PMIX and PI (Planned Industrial)
West:	Summit Technology campus / PMIX

Site Characteristics

900 NW Ward Rd is currently undeveloped and is the future site of Rush Funplex. The site is bounded by NW Outview Rd (a named private drive) along the west and NW Ward Rd along both the east and north.

1131 NW Innovation Pkwy is undeveloped. The site is accessed via NW Innovation Pkwy. The site generally drains from south to north and has a significant natural drainage area that runs through the eastern half of the site.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

The vacation of easement application stems from the need to eliminate unneeded public easements on the affected properties for the purpose of facilitating future development on said properties.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities and Infrastructure	Objective: Maintain high-quality service levels for existing and future customers. Objective: Maintain high-quality infrastructure that supports and entices quality growth.

Comprehensive Plan

The proposed vacation of the subject easements does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan. The request vacates three (3) public utility easements that serve no public purpose and are not needed for the future development of the properties on which they are located.

5. Analysis

Background and History

- May 13, 2008 – The City Council approved the final plat titled *Summit Fair, 2nd Plat, Lots 8, 10-14 and Tracts C* (Appl. #2007-243) by Ordinance No. 6622. The three (3) subject easements were dedicated via this plat. The Jackson County Recorder of Deeds office recorded the plat as Instrument #2008E0085124.

Compatibility

The request to vacate the subject easements is consistent with the City's practice of managing its inventory of easements by eliminating easements in whole or in part that no longer serve a public purpose. The subject easements serve no public purpose and are not needed for the future development of the affected properties.

Adverse Impacts

The proposed vacation of easement application will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

No objection to the requested vacation of easements was expressed by any private utility company nor the City's Public Works and Water Utilities Departments.

Recommendation

With the conditions of approval below, the application meets the requirements of the Ignite! Comprehensive Plan, the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. No building permit shall be issued until such time as the ordinance approving the vacation of easement is recorded with the Jackson County Recorder of Deeds office and a copy of the recorded document is returned to the Development Services Department.